

UNAPPROVED MINUTES  
PLANNING COMMISSION

June 11, 2014

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, at 7:00 p.m., on June 11, 2014, there being present the following members of said Commission, to wit: Vicki G. Daulton, Jimmy W. Robertson, and Samuel R. Carter, III (Bruce N. Thomasson and Denise P. King – absent); with Vicki G. Daulton, Chair, presiding; together with James E. Taliaferro, II, Assistant City Manager and Executive Secretary, ex officio member of said Commission; and the following business was transacted:

ON MOTION MADE BY COMMISSIONER CARTER, SECONDED BY COMMISSIONER ROBERTSON AND DULY CARRIED, the minutes of the regular meeting and work session held on May 14, 2014, were approved as written – the roll call vote: all present - aye.

In re: Hold a public hearing to consider the request of Ridgewood Improvements, LLC, and MPW Group, LLC, property owners, for rezoning three parcels located at 1923 & 1951 Electric Road and 1650 Braeburn Drive (284-1-2.2, 284-1-2.3, and 284-1-2) from HBD Highway Business District with conditions to HBD Highway Business District with amended conditions

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Ridgewood Improvements, LLC, and MPW Group, LLC, property owners, for rezoning three parcels located at 1923 & 1951 Electric Road and 1650 Braeburn Drive (284-1-2.2, 284-1-2.3, and 284-1-2) from HBD Highway Business District with conditions to HBD Highway Business District with amended conditions; and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the May 29, and June 5, 2014, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed June 6, 2014; and

WHEREAS, staff noted the following: when the Ridgewood Farms development was rezoned in 1979, there were numerous voluntarily-proffered conditions placed on the proposed development; two of those conditions must be amended in order for the Kroger store to construct a proposed fuel center; the properties are currently zoned HBD Highway Business District, which allows gasoline stations by right; however, when the property was rezoned to B3 in 1979, one of the conditions placed on the property did not allow for the construction of the fuel center; the second condition stated that “No access will be allowed to Electric Road (Route 419) except the extension of Braeburn Drive shall be allowed;” there has been an existing right

in and right out access point onto Route 419 for many years, and the request is to remove this condition as it is not applicable to the development at this time; and

WHEREAS, the Executive Secretary noted that a letter had been received requesting a continuance of the rezoning request until the July 16, 2014, Planning Commission meeting;

ON MOTION MADE BY COMMISSIONER ROBERTSON, SECONDED BY COMMISSIONER CARTER, AND DULY CARRIED, the request of Ridgewood Improvements, LLC, and MPW Group, LLC, property owners, for rezoning three parcels located at 1923 & 1951 Electric Road and 1650 Braeburn Drive (284-1-2.2, 284-1-2.3, and 284-1-2) from HBD Highway Business District with conditions to HBD Highway Business District with amended conditions is hereby continued to the July 16, 2014, Planning Commission hearing at the request of the developer – the roll call vote: all present - aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:01 p.m.

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Executive Secretary

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Chair